

## MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

### TALAVERA COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Talavera Community Development District was held on **Wednesday, November 11, 2015 at 9:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Present and constituting a quorum:

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|---------------|--|
| Betty Valenti | <b>Board Supervisor, Chairman</b>            |
| David Griffin | <b>Board Supervisor, Vice Chairman</b>       |
| Dan Waibel    | <b>Board Supervisor, Assistant Secretary</b> |
| Brian Soldano | <b>Board Supervisor, Assistant Secretary</b> |
| Lee Thompson  | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|               |  |
|---------------|--|
| Joe Roethke   | <b>District Manager; Rizzetta &amp; Company, Inc.</b>    |
| Scott Steady  | <b>District Counsel; Burr Forman, PA</b>                 |
| Tonja Stewart | <b>District Engineer; Stantec Consulting (via phone)</b> |

#### FIRST ORDER OF BUSINESS

#### Call to Order

Mr. Roethke called the meeting to order and read the roll call.

#### SECOND ORDER OF BUSINESS

#### Audience Comments

There were no audience members present for comments or questions.

#### THIRD ORDER OF BUSINESS

#### Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on September 9, 2015

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| <p>On a Motion by Ms. Valenti, seconded by Mr. Griffin, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' Regular meeting held on September 9, 2015 as presented for the Talavera Community Development District.</p> |
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**FOURTH ORDER OF BUSINESS**

**Consideration of the Operation &  
Maintenance Expenditures for August and  
September 2015**

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for August 2015 (\$6,725.83) and September 2015 (\$8,535.84) as presented for the Talavera Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Supplemental Construction  
Account for 2014 Construction Requisition  
#32-#33**

| REQUISITION NO. | PAYEE                 | AMOUNT      |
|-----------------|-----------------------|-------------|
| SUPP 32         | Atlantic TNG, LLC     | \$18,779.00 |
| SUPP 33         | County Materials Corp | \$8,490.51  |

On a Motion by Mr. Waibel, seconded by Mr. Griffin, with all in favor, the Board of Supervisors ratified Supplemental Construction Requisition #32-#33 for the Talavera Community Development District.

**SIXTH ORDER OF BUSINESS**

**Ratification of Change Orders (see recap)**

There were no change orders to ratify.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Proposals for Pond  
Maintenance**

Mr. Roethke presented several proposals for pond maintenance to the Board. A discussion ensued regarding the details of each proposal.

On a Motion by Ms. Valenti, seconded by Mr. Soldano, with all in favor, the Board of Supervisors approved the proposal from Aquatic Systems for pond maintenance at a cost of \$595.00 per month and (\$1,275.00) for the midge fly treatment assessment for the Talavera Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Hardscape Construction  
Proposal for Amenity Center**

Mr. Roethke presented a proposal for Amenity Center hardscape construction to the Board.

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors approved the proposal from Moretrench Gigliotti at a cost of (\$259,647.56) for the Talavera Community Development District.

**NINTH ORDER OF BUSINESS**

**Ratification of Termination Notice  
Provided to Moretrench Gigliotti**

Mr. Roethke presented a termination notice sent to Moretrench Gigliotti which requires Board ratification. Mr. Steady reviewed the details of this termination notice with the Board.

On a Motion by Mr. Thompson, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified the termination notice to Moretrench Gigliotti for Talavera Community Development District

**Motion to Rescind Eighth Order  
of Business**

On a Motion by Ms. Valenti, seconded by Mr. Waibel, with all in favor, the Board of Supervisors rescinded the motion from the eighth order of business approving Moretrench Gigliotti's contract for Talavera Community Development District

**TENTH ORDER OF BUSINESS**

**Ratification of Request for Proposals for  
Amenity Center Construction**

Mr. Roethke presented a Request for Proposals document for amenity center construction which requires Board ratification. Mr. Steady added comments regarding this item.

On a Motion by Mr. Soldano, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified Request for Proposals packet for amenity center construction for the Talavera Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of Ranking and Selection  
of Proposers and Award of Contract for  
the Amenity Center**

Mr. Roethke presented proposals to the Board for Amenity Center construction, including the evaluation criteria and a ranking sheet. Mr. Steady reviewed a scoring sheet with the Board that was recommended by the developer after reviewing the proposals. The Board considered this scoring sheet and a discussion ensued.

On a Motion by Mr. Griffin, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the scoring sheet ranking CRS as the number 1 bidder (100 points), Cornerstone as number 2 bidder (90 points), and RE Floyd as #3 bidder (80 points) for the Talavera Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Award Contract for Phase II of Site  
Work for Amenity Center**

Mr. Steady reviewed the details of this item with the Board.

On a Motion by Mr. Thompson, seconded by Mr. Soldano, with all in favor, the Board of Supervisors authorized Chair to approve an agreement with the contractor recommended by the developer, subject to staff review and pricing under the bid threshold for the Talavera Community Development District.

**THIRTEENTH ORDER OF BUSINESS**

**Ratification of Audit Engagement Letters**

Mr. Roethke presented two audit engagement letters to the Board which have been previously approved and require ratification.

On a Motion by Mr. Soldano, seconded by Mr. Waibel, with all in favor, the Board of Supervisors ratified the audit engagement letters for FY 2013-2014 and FY 2015-2016 for the Talavera Community Development District.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

No Report.

**B. District Engineer**

No Report.

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**C. District Manager**

*\*Mr. Roethke reminded the Board that the next meeting will be held on Wednesday, December 9, 2015 at 9:00 a.m.*

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**SIXTEENTH ORDER OF BUSINESS**

**Adjourned**

On a Motion by Mr. Thompson, seconded by Mr. Griffin, with all in favor, at 9:28 a.m. the Board of Supervisors adjourned the meeting for the Talavera Community Development District.

  
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Assistant Secretary

  
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Chairman / Vice Chairman